

Recording requested by:
CITY OF REDLANDS

547

RECORDED IN OFFICIAL RECORDS

JUN 3 1976 AT 2 30 P.M.

V. DENNIS WARDLE
CLERK-RECORDER

SAN BERNARDINO COUNTY, CALIF..

WHEN RECORDED MAIL TO
CITY CLERK, CITY HALL
REDLANDS, CALIF. 92373



LEASE AGREEMENT AMENDMENT

This Lease Agreement Amendment dated as of May 15, 1975 and executed on the date set forth opposite the signatures, by and between the Redevelopment Agency of the City of Redlands (the "Agency"), a public body corporate and politic, organized and existing under the laws of the State of California, and the City of Redlands (the "City"), a municipal corporation duly organized and existing under the laws of the State of California,

WITNESSETH:

WHEREAS, the Agency has leased to the City and the City has hired from the Agency, the Leased Premises as defined in and pursuant to that certain lease agreement by and between the Agency and the City, dated as of May 1, 1974, recorded as Instrument No. 669 in Book 8697, Page 967 of Official Records, in the Office of the County Recorder of San Bernardino County on June 11, 1975 (the "Lease Agreement"); and

WHEREAS, to issue parity bonds to finance completion of the Leased Premises, the Agency will issue its Parking Lease Revenue Bonds, Series B pursuant to a supplemental resolution; and

WHEREAS, the parties desire to amend the Lease Agreement in accordance with Section 1 thereof and Section 14 of Resolution No. 129 of the Agency adopted on April 16, 1974 pursuant to which \$2,440,000 principal amount of Parking Lease Revenue Bonds, Series A of the Agency were issued (the "Series A Bonds"); and

WHEREAS, the parties hereto have found and determined that such amendment will not materially adversely affect the rights of the holders of the Series A Bonds;

NOW, THEREFORE, it is agreed by and between the parties hereto that the Lease Agreement be and it hereby is, amended as follows:

Section 1. Exhibit A attached to the Lease Agreement is hereby deleted and a new Exhibit A attached hereto and by this reference incorporated herein is substituted therefor.

Section 2. The last three sentences of Section 1 of the Lease Agreement are hereby deleted.

Section 3. Section 2 of the Lease Agreement is hereby deleted and the following substituted therefor:

"Section 2. Issuance and Sale of Bonds.

The Agency agrees that, as promptly as feasible, it will issue and sell revenue bonds in a principal amount which, together with any other available funds of the Agency, is estimated to be sufficient to acquire and clear all or a portion of the Site; provide public parking facilities; and pay other costs and expenses in connection with such acquisition and construction including the establishment of such reserve funds as may be necessary or desirable to provide for the security of the bonds. The first series of said bonds shall be for the acquisition and preparation of all or a portion of the Site and related costs and expenses; and a subsequent series of bonds shall be for additional acquisition and provision for the public parking facilities together with related costs and expenses. The first series of bonds shall be issued pursuant to that certain resolution entitled 'Resolution of the Redevelopment Agency of the City of Redlands Authorizing the Issuance of \$2,440,000 Principal Amount of Lease Revenue Bonds of Said Agency to Finance a Portion of the Cost of the Redevelopment Project Known as the Redlands Redevelopment Project'. The second series of bonds shall be issued pursuant to that

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certain resolution entitled 'Resolution of the Redevelopment Agency of the City of Redlands Authorizing the Issuance of \$5,300,000 Principal Amount of Lease Revenue Bonds of Said Agency to Finance a Portion of the Cost of a Redevelopment Project Known as the Redlands Redevelopment Project' (the "Resolution") attached hereto as Exhibit B."

Section 4. Section 3 of the Lease Agreement is hereby deleted and the following substituted therefor:

"Section 3. Acquisition of Site and Provision For Public Parking Facilities.

With the proceeds of the revenue bonds and any other available funds, the Agency shall promptly acquire the Site and cause the preparation of the Site for public parking purposes."

Section 5. The base rental referred to in subsection (b) of Section 4 of the Lease Agreement is hereby increased to \$577,800.00.

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement Amendment to be executed and attested by the proper officers thereunto duly authorized, and their official signatures to be hereto affixed, as of the day and year first above written.

REDEVELOPMENT AGENCY OF THE
CITY OF REDLANDS

By *James B. Channing*
Chairman

ATTEST:

Peggy A. Moseley
Secretary

(SEAL)

CITY OF REDLANDS

By *Ellsworth E. Miller*
Vice Mayor

ATTEST:

Peggy A. Moseley
City Clerk

(SEAL)

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STATE OF CALIFORNIA }
 COUNTY OF SAN BERNARDINO } ss.

On this 24th day of July, in the year 1975, before me, the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared, Ellsworth E. Miller known to me to be the Vice Mayor, and Peggy A. Moseley, known to me to be the City Clerk, respectively, of the City of Redlands, a municipal corporation of the State of California, that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said municipal corporation therein named, and acknowledged to me that such municipal corporation executed the within instrument pursuant to a resolution of the Mayor and City Council of said City.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year in this certificate first above written.

Martha E. Lewis

Notary Public
 State of California

(SEAL)



STATE OF CALIFORNIA }
 COUNTY OF SAN BERNARDINO } ss.

On this 24th day of July, in the year 1975, before me, the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared, Jack B. Cummings, known to me to be the Chairman of the Redevelopment Agency of the City of Redlands and Peggy A. Moseley, known to me to be the Secretary of said Agency, a public body corporate and politic that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said public body, therein named, and acknowledged to me that such public body executed the within instrument pursuant to a resolution of said Agency.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year in this certificate first above written.

Martha E. Lewis

Notary Public
 State of California

(SEAL)

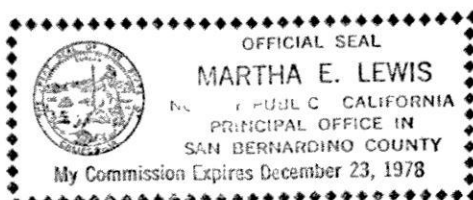


EXHIBIT A

The following described real property in the City of Redlands, County of San Bernardino, State of California.

Parcels 3 and 4 of Parcel Map No. 2998, in the City of Redlands, County of San Bernardino, as per map recorded in Book 25, of Parcel Maps, pages 90 through 92, inclusive, in the Office of the County Recorder of said County.

That portion of Lots 1 through 17 inclusive in Block B of Orange Grove Addition as recorded in Book 2 of Maps, Page 23 and in Book 4 of Maps, Page 38 in the Office of the County Recorder, County of San Bernardino, State of California described as follows:

Beginning at the intersection of the centerline of Citrus Avenue with the centerline of Fourth Street as shown on Record of Survey recorded in Book 29 of Records of Survey in said office, County and State; thence S $0^{\circ} 02' 58''$ E along said centerline of Fourth Street 157.65 feet; thence S $89^{\circ} 57' 45''$ W, 27.01 feet to the True Point of Beginning; thence continuing S $89^{\circ} 57' 45''$ W, 408.91 feet last said course being parallel with and 10.00 feet North (measured at right angles) of the centerline of an alley as shown on said Orange Grove Addition; thence N $33^{\circ} 55' 28''$ W, 88.18 feet to the beginning of a tangent curve concave easterly and having a radius of 17.00 feet last said straight line course being parallel with and 32.00 feet northeasterly (measured at right angles) of the centerline of Eureka Street; thence northerly and easterly along last said curve through a central angle of $101^{\circ} 36' 17''$, 30.15 feet to the beginning of compound curve concave southerly and having a radius of 258.81 feet; thence easterly along last said curve through a central angle of $22^{\circ} 17' 49''$, 100.72 feet to a point of tangency with a line parallel with and 40.00 feet South (measured at right angles) of the centerline of Citrus Avenue as shown on said Record of Survey; thence N $89^{\circ} 58' 38''$ E along last said parallel line, 335.19 feet to the beginning of a tangent curve concave southwesterly and having a radius of 17.00 feet; thence easterly and southerly along last said curve through a central angle of $89^{\circ} 58' 24''$, 26.70 feet to a point of tangency with a line parallel with and 27.00 feet west (measured at right angles) of said centerline of Fourth Street; thence S $0^{\circ} 02' 58''$ E, 100.65 feet to the True Point of Beginning.